

improvement can be made, you can take that existing building and simply gut it out. If it is an old monumental building obviously the mechanical, the electrical, the roof and other parts of the building probably are in such a state that it needs completely changing. This would simply preserve the monumental or historical nature and character of the structure itself and that is all that this kind of funding could be used for. The improvements itself, the permanent improvements, would have to be paid for by the investor, by the owner of the property.

PRESIDENT: Senator Warner, you still have time. Okay. Senator Nichol.

SPEAKER NICHOL: Mr. President, members of the Legislature, I would have a question of Senator Lynch. As you know, one of the cities out in the middle of the state a year or so ago declared their whole city as a blighted area and in my particular area one of the cities designated a cornfield that is actually partially in the city as a blighted area. So the question is, that unless in that particular stance anytime there is something other than a new building, it could be declared a blighted area by the city council or county commissioners and that was true. Now what I really am cautious about in this particular bill is, in what condition does that building have to be before it can be declared torn down or renovated or how bad must it be before it can be one or the other? Unless I, and I apparently don't know how this is spelled out, and I think it should be spelled out clearly, more than just somebody saying so. You could have a nearly new building and they declare it as not in condition to be repaired that they tear it down or it could be so bad that it should be torn down and the governmental entity out there says, no, it shouldn't be torn down, it should be fixed even though it may be less expensive to do so. For example in that line, a somewhat of a landmark building that people in the city have grown attached to for some reason or other and it may be much more expensive to rehabilitate it than to tear it down. And my problem with this bill is, how do we know in writing this bill that the proper thing will be done as to rehabilitation rather than being torn down?

PRESIDENT: Yes, Senator Lynch, you may reply.

SENATOR LYNCH: Yes, sir. Senator Nichol, last year in the